

**O-23-40**  
**8/16/23**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35, “ZONING REGULATIONS”**

**BE IT ORDAINED**, by the Municipal Council of the City of Bayonne, as follows:

**SECTION 1:** The Revised General Ordinances of the City of Bayonne, Chapter 35, “Zoning Regulations,” Section 5.10, CBD Central Business District (Broadway Corridor), is hereby amended and supplemented as follows (additions **\*\*between asterisks and/or in bold\*\***, deletions {within brackets and/or ~~struck through~~):

§ 35-5.10 CBD Central Business District (Broadway Corridor)

a. Permitted Uses.

1. Professional office.
2. Business office.
3. Retail commercial uses.
4. Banks and deposit institutions.
5. Restaurant establishments.
6. Movie theaters.
7. Cultural centers.
8. Dance instruction studios.
9. Fast food service establishments (pedestrian oriented).
10. Dwelling apartment uses on floors above the street level floor, provided, however, each dwelling apartment shall have a minimum of 600 square feet of habitable floor area, and shall have no more than two bedrooms.
11. Essential services.
12. Government offices.
13. Fitness centers, health spas, gymnasiums and establishments offering sports and recreation instruction including but not limited to baseball, martial arts and soccer.
14. Cannabis retailers licensed by the State of New Jersey and the City of Bayonne.
- \*\*15. All permitted principal uses in the C-1 District.\*\***

**SECTION 2.** The Municipal Clerk be and is hereby authorized and directed to give notice at least ten (10) days prior to the hearing on the adoption of this ordinance to the Hudson County

Planning Board and to all others entitled thereto pursuant to N.J.S.A. 40:55D-15. Upon introduction, the Municipal Clerk shall refer this proposed ordinance to the City's Planning Board for review. Upon adoption of this ordinance, after public hearing thereon, the Municipal Clerk is further directed to publish notice of this passage thereof and to file a copy of this ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S.A. 40:55D-16 and with the City's Tax Assessor.

**SECTION 3.** If any section, paragraph, sub-section, clause or provision of this ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any part thereof.

**SECTION 4.** All ordinances or parts of ordinances of the City heretofore adopted that are inconsistent with any of the terms and provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5.** This Ordinance shall take effect twenty (20) days after final passage, adoption and publication according to law.